178.0	0002	0007.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 632,000 / 632,000
					USE VALUE: 632,000 / 632,000
					ASSESSED: 632,000 / 632,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAULL BRIAN L &
Owner 2:	WACHS KAREN T
Owner 3:	
Street 1:	53 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BLACKINGTON NEIL -
Owner 2:	-
Street 1:	53 VALENTINE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Aluminum Exterior and 960 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6100.000	209,900		422,100	632,000
Total Card	0.140	209,900		422,100	632,000
Total Parcel	0.140	209,900		422,100	632,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 658.33 /Parcel: 658.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120363

GIS Ref

GIS Ref

Insp Date 07/24/18

!13964!

PREVIOUS ASSESSMENT

Parcel ID 178.0-0002-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	209,900	0	6,100.	422,100	632,000		Year end	12/23/2021
2021	101	FV	203,200	0	6,100.	422,100	625,300		Year End Roll	12/10/2020
2020	101	FV	203,200	0	6,100.	422,100	625,300	625,300	Year End Roll	12/18/2019
2019	101	FV	178,600	0	6,100.	422,100	600,700	600,700	Year End Roll	1/3/2019
2018	101	FV	178,600	0	6,100.	355,800	534,400	534,400	Year End Roll	12/20/2017
2017	101	FV	178,600	0	6,100.	325,600	504,200	504,200	Year End Roll	1/3/2017
2016	101	FV	178,600	0	6,100.	277,400	456,000	456,000	Year End	1/4/2016
2015	101	FV	168,800	0	6,100.	241,200	410,000	410,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:04:13

LAST REV

Date	Time
08/28/18	14:50:44

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13964

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLACKINGTON NEI	63888-88		7/9/2014		480,000	No	No		
WHITE CORNELIUS	29994-180		3/31/1999		217,500	No	No		N

USER DEFINED

Prior Id # 1:	120363
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/5/2014	955	Redo Kit	22,975		8/5/2014			Kitchen remodel.
5/21/2012	637	Wood Dec	6,272					REPLACE 16X14 DECK
10/28/2010	2220	Re-Roof	5,979					

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
8/5/2014	Info Fm Prmt	PC	PHIL C
6/18/2012	Info Fm Prmt	BR	B Rossignol
3/6/2009	Inspected	163	PATRIOT
12/2/2008	Measured	355	PATRIOT
6/19/2000	MLS		
4/21/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6100		Sq. Ft.	Site		0	70.	0.99	7									422,102						422,100	

Total AC/HA:	0.14004	Total SF/SM:	6100	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,102	Spl Credit		Total:	422,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LIGHT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	235313
Depreciation:	25414
Depreciated Total:	209899

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

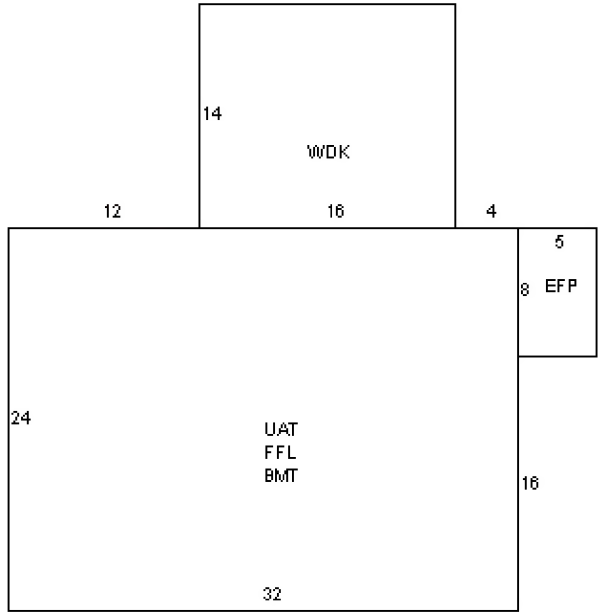
No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	105.37
Final Total:	209900	Val/Su SzAd	273.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	52.900	40,626
FFL	First Floor	768	148.490	114,037
WDK	Deck	224	10.460	2,344
UAT	Upper Attic	192	59.390	11,404
EFP	Enclos Porch	40	72.590	2,904
	Net Sketched Area:	1,992	Total:	171,315
Size Ad	768	Gross Area	2568	FinArea 960

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0002-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc